

Applicant: Bennett

Description: Proposed two storey extension to side/rear of the permanent building to create an additional 1 bedroom dwelling

Site Address: The Permanent Building, Church Street/Regent Street, Barnsley, South Yorkshire, S70 2EH

Site Location & Description

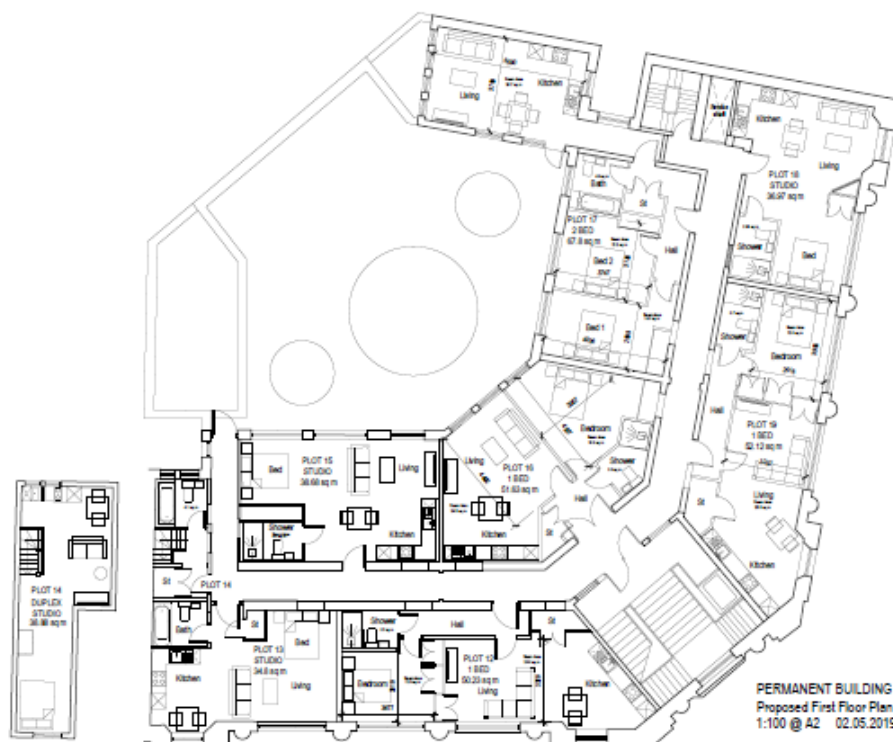
The applications relate to the former Barnsley Building Society/Raley's solicitors, a high profile building located in the heart of Barnsley Town Centre on the corner of Church Street and Regent Street, opposite the Town Hall.

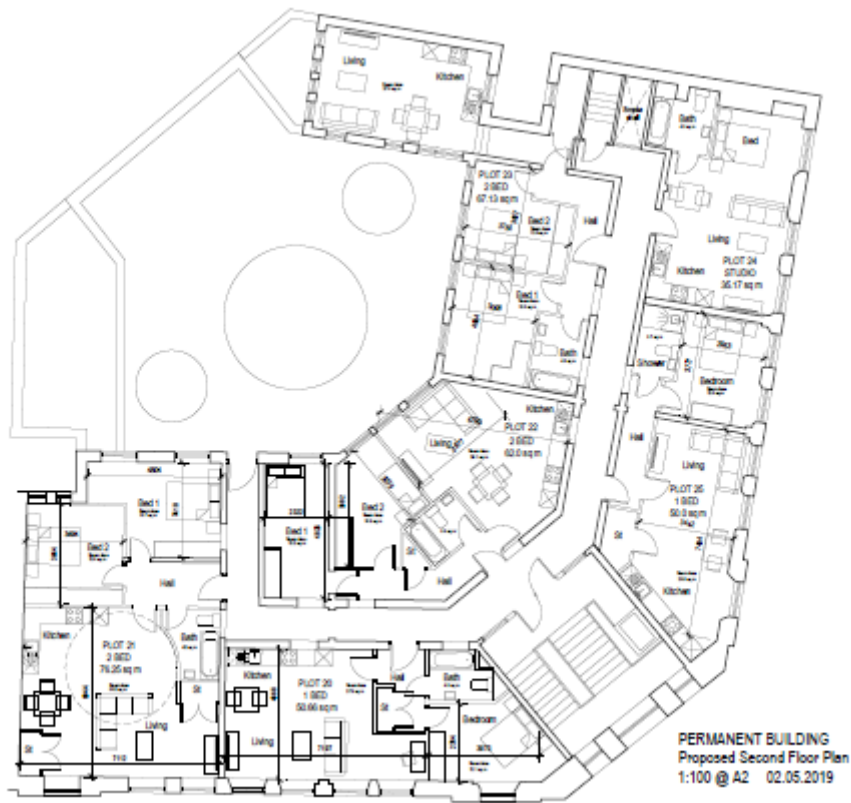
The building is of considerable stature owing to its corner location, its 3 storey size, architectural detailing and Yorkstone facing materials. It is not listed but is located in the Market Hill Conservation Area. The upper floors of the building have recently been converted into residential accommodation and permission was granted for a mix of residential and commercial on the ground floor.

The adjoining building to the north, which was previously home to Barclays Bank, is Grade II listed. Adjoining to the East, fronting Regent Street, is an estate agents which is grade II listed. Directly opposite the site to the West is Barnsley Town Hall, which is also grade II listed. To the South on Regent Street is an estate agent. Further down are a mixture of office buildings including estate agents and solicitors, a restaurant and former offices which have been converted into flats. At the base of Regent Street is the Transport Interchange.

Site History

2019/0186 - Conversion of first and second floor into 14no apartments – approved subject to legal agreement.





2029/0188 - Conversion of ground floor into 11no apartments, an A3 unit and a commercial (A1, A2, A3 & B1a) unit, including mezzanines – approved subject to legal agreement.

2019/0263 - Change of use of part of basement associated with former financial and professional service offices (Use Class A2) into 3no residential flats (Use Class C3) - Notification for Prior Approval – Withdrawn

2023/0149 - Conversion of ground floor into 1no Class E commercial unit and 11no apartments and the introduction of a new intermediate floor to accommodate a further 9 no. apartments (20no apartments in total) - Withdrawn

Proposed Development

The applicants seek permission for a 2 storey extension above an existing low-level roof at the rear of the building. The extension would accommodate a one bedroom apartment with accommodation over 2 levels. On the upper entrance level (first floor of the building) of the apartment would be an open plan kitchen/living/dining room and WC. On the lower floor there would be an en-suite bedroom and storage. The apartment would be accessed from an existing first floor corridor and door to the rear of the building.

The extension would be constructed of materials to match the host building and incorporate a flat roof. 2no. new windows would be incorporated to match the style of the existing openings, 1no per floor.

Proposed Elevations



Proposed Floor Plans



Policy Context

The Local Plan was adopted by the Council in January 2019.

The Local Plan review was approved at the full Council meeting held on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

The site is located in the Courthouse Campus area of the Town Centre where the relevant site specific policy is BTC21. Acceptable forms of development in this area are listed to be as follows:-

- Education and community facilities.
- Offices.
- Developments designed to support the creative and digital industries.
- Residential development, including live-work units.
- Multi storey car parking.
- A new public park and improved public spaces.

In addition the following Local Plan policies are also relevant:-

TC1 Town Centres

H1 The Number of New Homes to be Built

H6 Housing Mix and Efficient Use of Land

HE3 Developments affecting Historic Buildings

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in favour of Sustainable Development

LG2 The Location of Growth

GD1 General Development

D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

GS1 Green Space

BIO1 Biodiversity and Geodiversity

CC2 Sustainable Design and Construction

CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

I1 Infrastructure and Planning Obligations

SPD's

The proposals have been considered in relation to the following SPD's:-

- Design of Housing Development
- Heritage Impact Statements
- Parking

Other

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the NPPF includes policies in relation to the requirement to identify and assess heritage significance including the setting and the effect of a proposal (paras 200 and 201); the need to give great weight to an asset's conservation, irrespective of the degree of harm (para 205); and that any harm to or loss of significance will require clear and convincing justification (para 207).

Consultations

Conservation Officer – No Objections

Drainage – No objections, Building Control to check

Highways – No objections subject to further waste management information

Reg Services – No objections subject to working hours condition

Super Fast South Yorkshire – No covered by Building Regulations

Representations

Consultation letters were sent to neighbouring properties and a site notice was erected on Church Street, as well as a press notice in the local newspaper. 10no. letters of objection have been received as a result, the main points of concern are;

- Loss of light to existing residents/overshadowing
- Loss of outlook for existing residents
- The 4no. existing parking spaces are allocated to existing residents and are no communal spaces.
- Increased overlooking/loss of privacy

The following issues were raised which are non-material. As such, while noted, they cannot influence the decision of the application.

- The building is not being managed satisfactorily for existing residents
- Future residents of the apartment are likely to face the same issues/problems as current residents.
- Current maintenance and cleaning of the building has stopped
- Loss of a fire escape would be a safety risk

Assessment

Principle of Development

The site sits within the Courthouse Campus District of Barnsley Town Centre. The District is in a prime town centre location, situated close to the Transport Interchange and shopping area, and is currently inefficiently used. It also incorporates part of the Market Hill Conservation Area. Policy BTC21 'Courthouse Campus' sets out the types of development that can be accommodated within the district, which includes residential and commercial development. This makes the proposed use acceptable in principle.

Furthermore, the building has previously been granted permission for residential units with a number of these completed and occupied.

The site is also within the Market Hill Conservation Area and immediately adjacent multiple Listed Buildings. As such, the development will be expected to protect or improve the character and/or appearance of the Conservation Area and Listed Buildings.

In addition to the above, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below:-

Design & Visual Amenity

The Permanent building was submitted for local listing assessment and is currently a candidate ready for listing due to its good architectural, historic, and communal association with the town. The SYLHL entry is as follows:

Barnsley Building Society was formed in 1853 and operated from various premises in the town and beyond but in 1938 it opened its purpose-built Head Office, Permanent Building, at the corner of Church Street and Regent Street, opposite Barnsley Town Hall. The foundation stone was laid in 1935 by the President Frederick Goodyear and the Art Deco style building was opened three years later by the Rt. Hon. The Earl of Harewood, Henry Lascelles. At the time, Barnsley Building Society had branches from Blackpool in Lancashire to Dartford in Kent. In 2008 it was taken over by the Yorkshire Building Society and by 2016 the brand was phased out.

However, the main architectural interest stems from the principal elevations fronting Regent Street and Church Street, with the secondary and rear elevations providing only a minor contribution being away from the public realm and largely not visible. The application seeks permission to provide a single extra apartment / 1 bed dwelling to the rear. The new unit is over a flat roofed area at FFL and will provide accommodation over two floors. Given the low degree of visibility, general lack of contribution and sensitivity, and the matching materials and design there would be no harm to the character of the building or the visual amenity of the Conservation Area and streetscene, in accordance with Local Plan Policies HE1, HE3 and D1.

The Conservation Officer was consulted on the application and raised no objections.

Residential Amenity

As outlined above, the first and second floors of the building have already been converted to residential apartments and there are units to the rear of the building adjacent to the proposed unit. The upper floor of the proposed apartment would be accessed via an existing corridor and external door at first floor level. The proposed extension would be directly to the rear of unit 11 and would result in some overshadowing and loss of light to that unit, however, the 2no. rear windows serving that apartment accommodate the bathroom which is classed as a non-habitable room and is afforded less protection than habitable room windows. Unit 11 is also split level with the main habitable room being above the proposed extension with the rear windows having views over the extension. The main habitable room is also dual aspect with a window on the front elevation.

The proposed extension would also be adjacent to the rear elevation of plot 15 which has its habitable room windows on the rear elevation and is located on the first floor. Given the extension would project beyond the rear elevation of plot 15 and be within 45 degrees, some overshadowing would occur. However, plot 15 has 3no. rear habitable room windows serving a single room and the extension would be orientated to the North. The neighbouring building to the North also projects higher and further than the

proposed extension and already creates an element of overshadowing. As such, for the reasons outlined above, the proposed extension would not significantly increase overshadowing or loss of outlook for unit 15, especially given the modest nature of the extension.

There are a number of units at second floor level with habitable room windows on the rear elevation, however, the flat roof of the extension would be at first floor level and those windows would have views out over that roof, as such, it would not significantly impact light or outlook for the residents of the first floor.

It is acknowledged that the proposed apartment is unusual in that it would have accommodation over 2 floors, however it reflects some of the units already within the building, including unit 14 which is immediately adjacent. The accommodation on offer falls 3m² short of the requirement set out in the South Yorkshire Residential Design Guide, however, that is only a 6% shortfall and again is comparable to the existing neighbouring units. The proposed apartment would have adequate accommodation for a single person or couple and incorporates a storage area.

There is a good sized window proposed on each level of the apartment providing adequate levels of light and outlook. It is noted that the windows would be North facing and adjacent to the neighbouring building which projects beyond the proposed rear elevation, however, it would be comparable to the neighbouring units with habitable room windows on the same elevation.

There is no outdoor amenity area proposed for the future residents but this is the case with the existing residential units within the building. That was deemed acceptable given the town centre location with access to parks and facilities within the town centre such as gyms etc.

In summary, the proposed modest extension which would accommodate a single residential unit would maintain residential amenity for existing residents as well as providing adequate amenity levels for the future occupants of the unit, in accordance with Local Plan Policy GD1.

Highway Safety

The site is within the recognised town centre of Barnsley and is in easy walking distance of local car parks and public transport links. As such, although no off-street parking is provided in the proposal, HDC has no wish to raise objection to the scheme on these grounds given the sustainable location of the development.

Questions were raised regarding waste collection, however, the future residents would follow the same waste collection/recycling routine as the existing residents and would not make a significant difference to those operations.

Conclusion

Overall it has been assessed that the design of the development has been approached in a sympathetic and sensitive manner, making an efficient use of an under utilised part of the site and providing adequate residential accommodation. This would mean that the plans would conserve the heritage value of the Market Hill Conservation Area and setting of nearby listed buildings whilst safeguarding the amenity of existing residents and providing adequate levels of amenity for occupants of the proposed dwelling. The proposals are also considered acceptable in all other respects, including the amount of parking provision taking into account the ultra sustainable location of the site in the heart of the town centre near to the Transport Interchange. It is therefore recommended that the application is granted planning permission subject to suitably worded conditions.

Recommendation

Approve subject to conditions